



Phone: 314.993.8006
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11736 Lackland Industrial Drive
St. Louis, MO 63146
www.pentrexdev.com

You'll Love Life In A New Pentrex Home!



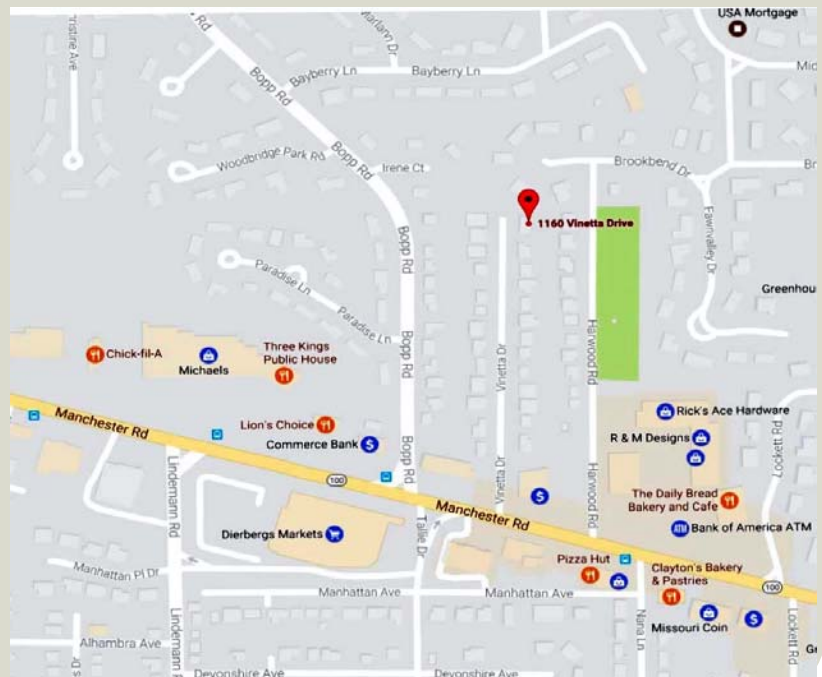
\$568,880*

1164 Vinetta, Des Peres 63131

~ Bradley Ranch Model ~

- 1,721 Sq. Ft.
- 60' Lot
- Look-Out Lot
- 2-Car Garage
- 4 Bedrooms
- 3 Baths
- Lower Level w/ 1,031 Sq. Ft. Includes Bedroom, Full Bath & Family Room
- Located at End of Quiet Street

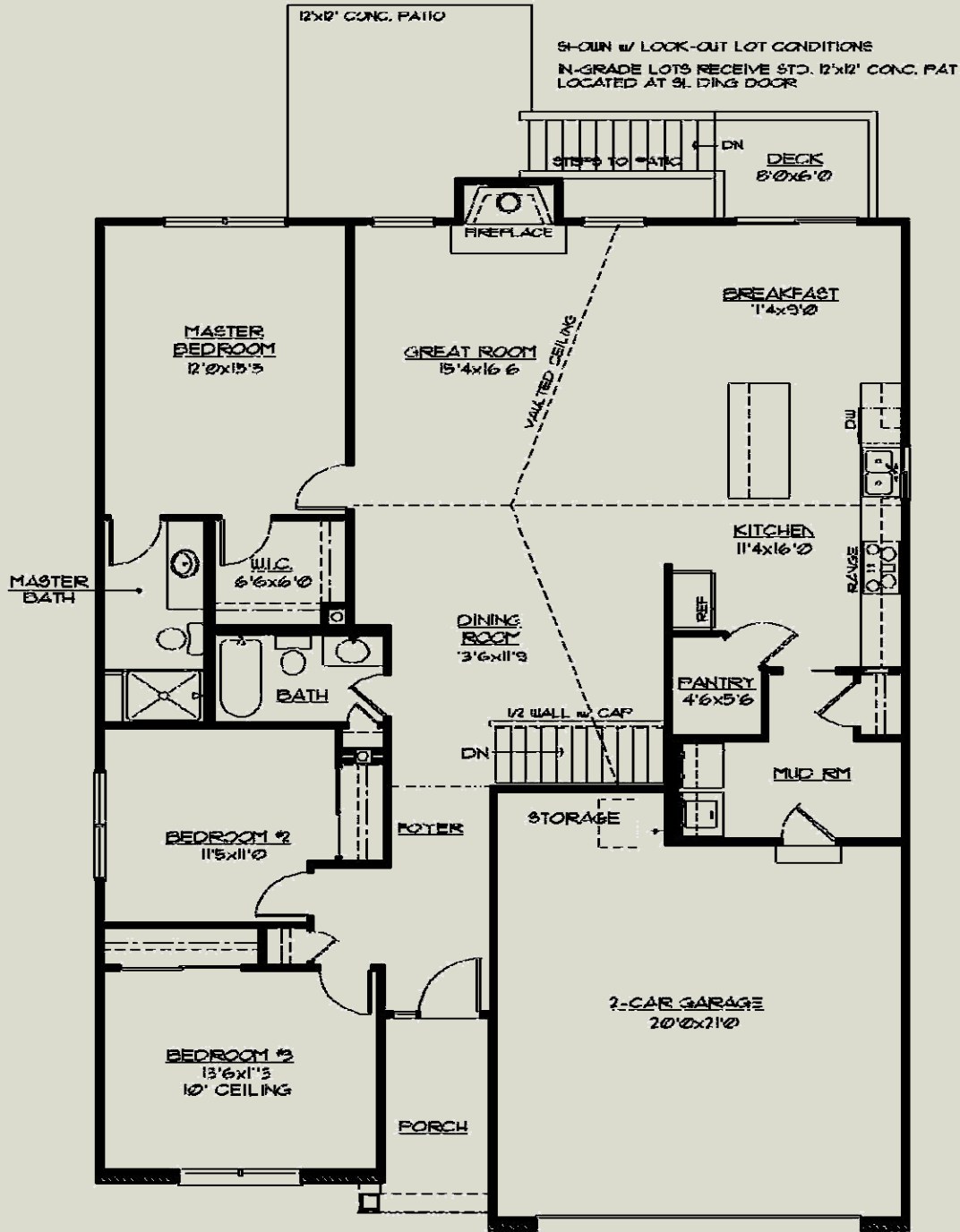
Price Included \$20,000 Lot Premium
Kirkwood School District





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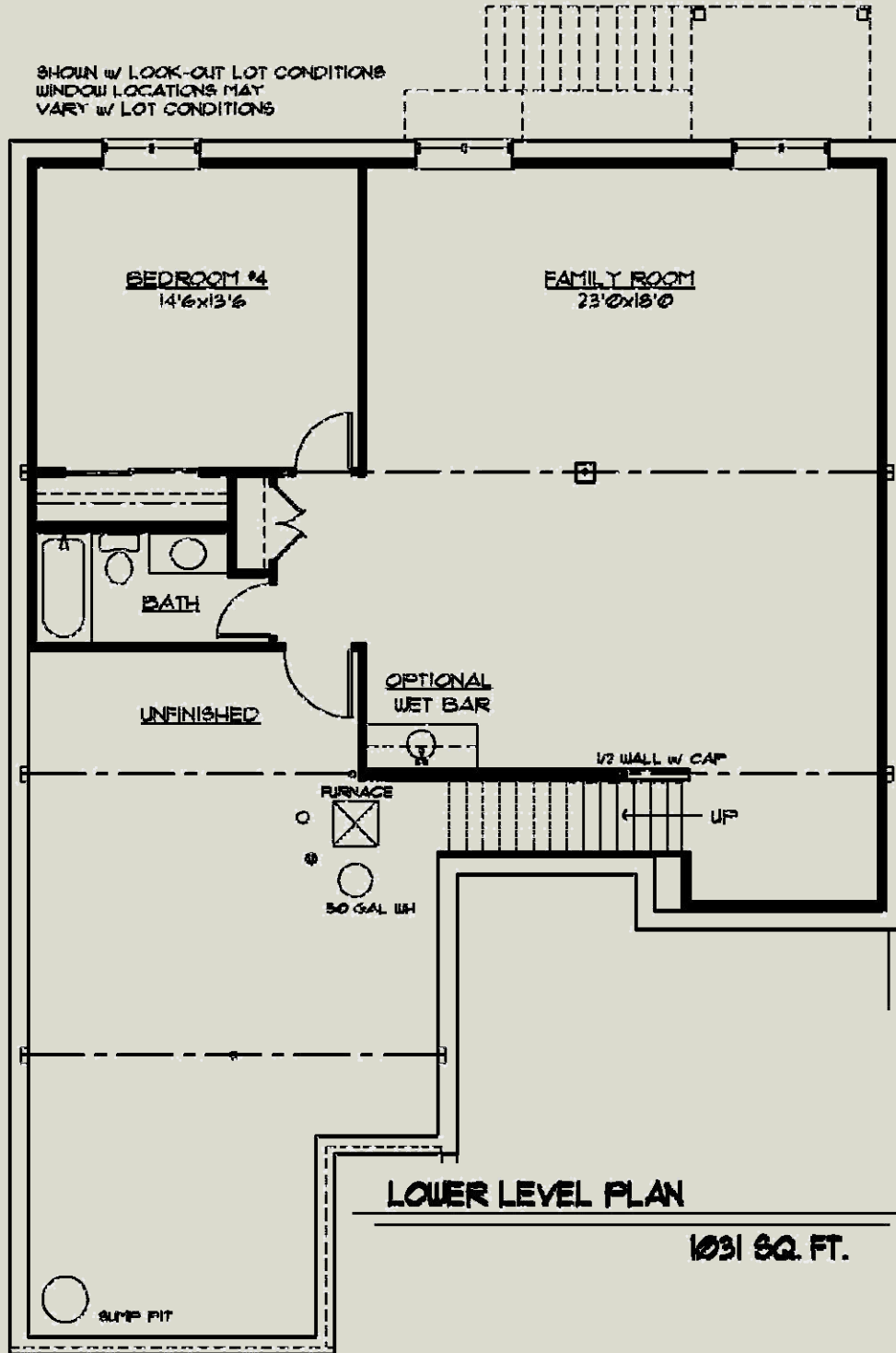
FLOOR PLAN

1721 SQ. FT.

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Exterior Finish

Oversized Brick & Stone Front Elevations
Vinyl Siding
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished 5" Downspouts & 6" Gutters
Front Entry Garage w/ Insulated Carriage Style Overhead Door
Insulated Fiberglass Front Door w/ (2) 14" 1/2 Glass Sidelights
30-Year Architectural Roof Shingles w/ Felt Paper

Electrical

Exhaust Fans In All Baths
(1) Can Light at Kitchen Sink
(5) Can Lights in Kitchen Area
Front Door Chime
Inter-Connected Smoke Detectors (Battery Back-Up)
 On All Levels & Bedrooms
\$2,500 Electrical Fixture Allowance
Electric Dryer Hook-Up
Pre-Wire for (3) Phones (CAT5) & (3) Televisions
200 Amp Service w/ 100 Amp Sub Panel
(2) Exterior GFI Outlets (Front & Rear)
Wire & Install Garage Door Opener w/ Remote
White Receptacles & Switch Plates
Overhead Ceiling lights In All Bedrooms Reinforced for Fans
Wiring For Fan/Light In Family Room & Master Bed (Includes Fan)
Flood Lights in Rear
Under Cabinet Lighting in Kitchen
Coach Lights at Garage

Energy Package

Double-Glazed Low "E" Vinyl Thermal Tilt-In Lower Sash Windows
(With Grills & Screens)
R-38 Ceiling Insulation, R-13 Wall Insulation
4-Mil Poly vapor Retarder & Batts in Basement
Insulated Steel Veneer Exterior Service Doors
Zip Board House Wrap
Digital Setback Thermostat
80% AFUE Gas Furnace
Energy Efficient 13.0 Seer Air Conditioner
Roof Ridge Vents

Luxury Master Suite

Granite Top w/ Double Bowl Sink
Adult Height Vanity
Ceramic Tile Shower With Seat
3/8" Clear Glass Door
Walk-In Closet In Master Bedroom w/ Custom Shelving
Full Ceramic Tile Floors set on Durock
Elongated Toilet

Kitchen & Breakfast Room

Ceramic Tile Backsplash
Pre-Finished 3-1/4 " Wood Strip Flooring
Chrome Single Handle Kitchen Faucet With Spray
Flat Panel Wood Cabinetry w/ alternating 42" Wall Cabinets & Crown Molding, Lazy Susan (where applicable)
Angled Wall Cabinet & 24" Refrigerator Cabinet
Granite Countertops
Breakfast Bar
Double Stainless Steel Deep 70/30 Combination Sink in Kitchen
Stainless Steel G.E. Appliances to include the following: Built-In 30" Self-Cleaning Electric Oven, Gas Cook Top. Energy Efficient Dishwasher with Pots & Pans Cycle & Quiet Design Sound Package. Space Saver Microwave/Hood Combo
Garbage Disposal
Water Line to Refrigerator
6' Insulated Sliding Patio Door with Grills and Screen

Framing

2x4 Interior Walls - 16" Center
2x10 Floor Joist - 16" Center
2x6 Treated Sill Plates
Tornado Straps On All Trusses
Steep Pitch Roofs on Front Elevations
3/4" T&G Plywood Subfloors Glued & Nailed
Reinforced Concrete Basement Walls
8' Ceilings on First Floor
9' Foundation Walls with Damp-Proofing

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Interior Finish

Pre-Finished 3-1/4" Wood Strip Flooring in Foyer, Great Room, Kitchen, Breakfast Room & Dining Room
Wall to Wall Carpeting with Pad
Satin Nickel Lever Handle Door Knobs
Wood Window Sills And Aprons
Deluxe Vented Wire Shelving
Expansive Plate Glass Mirrors
(3) Hinges on Interior Doors
Adult Height Flat Panel Wood Vanity w/Granite Top in Hall Bath
Dead Bolts On All Exterior Doors (Keyed Identical)
Sand Finish White Ceilings
Smooth Finish Walls with (2) Coats of Paint
6-Panel Painted Masonite Smooth Colonist Doors
5 1/4" "Upscale" Colonial Wood Base & 3/4" Colonial Trim
Fiberglass Tub & Shower in Hall Bath
Ceramic Tile Floor In Hall Bath Set On Durock
Vaulted Ceiling (when shown as standard)
36" Direct Vent Fireplace (wall switched) with Glass Doors, Gas Logs, Wood Mantle and Marble Hearth and Surround
Garage completely Dry Walled and Painted.
1/2 Wall w/ Wood Cap in Dining Room
Carpeted Steps to Basement

Plumbing

50-Gallon Gas Hot Water Heater
(2) "Freeze Proof" Exterior Faucets
Drain Tile For Foundation w/ Sump Pump & Bucket
Moen Satin Nickel Plumbing Fixtures In All Baths and Kitchen

Other

Backfill Garage With Rock
Concrete Driveway & Private Walk
12x12 Concrete Patio
Sodded Lot (disturbed areas only)
First Floor Laundry
Cast Iron Address Plaque
Wrought Iron Mailbox
\$1,000 Landscape Allowance, Includes Street Tree
(3) 4040 Lookout Windows in Lower Level
1,031 Sq. Ft. Partial Finished Lower Level w/ Bedroom, Bath, Family Room
Laundry Room Wall Cabinets
Elongated Toilets in Hall & Lower Level Bath
Cedar Steps to Concrete Pad (Lookout Lots Only)

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